

PARKS, RECREATION AND COMMUNITY SERVICES
MORRILL MEADOWS | YMCA UPDATE
CITY COUNCIL WORKSHOP, MARCH 21, 2017



WHY DO WE NEED?

- Kent has a population of over 125,000 and is the largest City in Washington without a YMCA, Boys and Girls Club, etc.
- Brings a high quality indoor AND outdoor recreational experience to Kent's underserved community
- Convenient location – 80% of Kent's residents live on the East Hill and is adjacent to a bus line
- Expands health and wellness for a population with disproportionately high obesity rates
- The City is not affluent, with nearly half the families in the school district on free or reduced lunch programs
- A flagship YMCA facility will be a positive draw for inducing commercial and retail activities and job creation



HISTORY

- MOU entered into with YMCA of Great Seattle in October, 2015
 - *Mutual intent and support for the success of this project*
 - *Consideration of future contribution to YMCA operations*
 - *Purchase of land that joins Morrill Meadows and East Hill Park*
 - *Expectation of YMCA income based model for equitable access*
 - *City's contribution towards parking lot*
 - *Property ownership of YMCA facility footprint*
 - *Community and joint planning efforts in site design, construction and programming opportunities*
 - *Supportive fund raising efforts*
 - *Development of long term operating agreement*



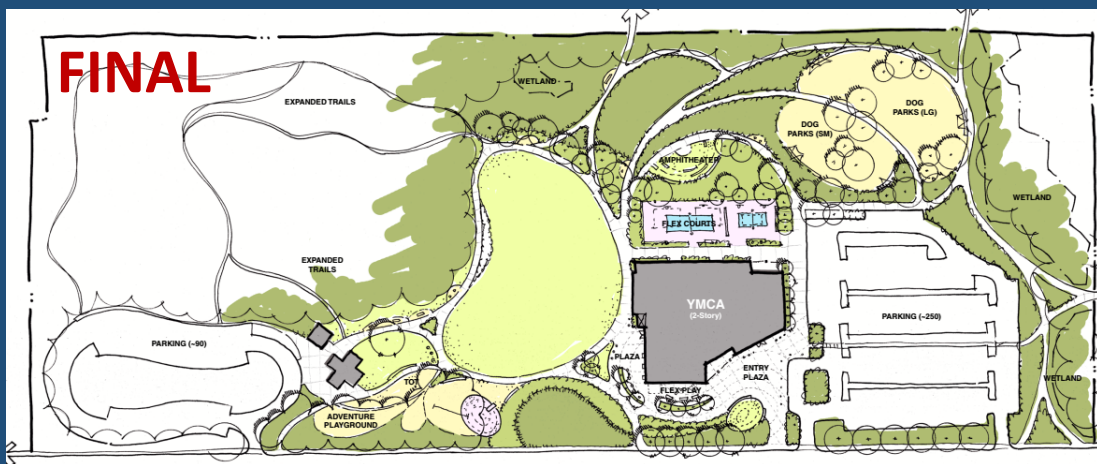
STATUS TO DATE

- Stakeholder communication and feasibility assessment
- Finne and Martin property purchased to complete the park join
 - *House demolition, pending for 2nd Quarter 2017*
- Completed wetland delineation, pre-design work
- Extensive coordination/communication on construction/design approach due to complexity of public/private funding variances
- YMCA – outreach to the community on programming needs
- Launched YMCA fund raising campaign
- Collaborative 3 phases of public review and feedback, final site plan developed
 - *221 total public comments*



CHANGES IN SITE PLAN

Preliminary, subject to changes.

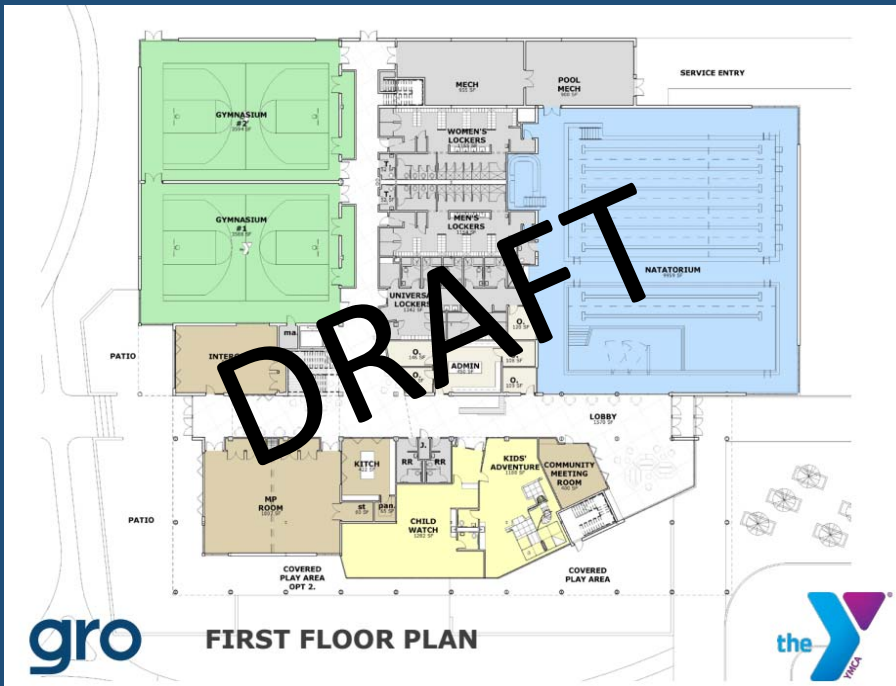


- Amphitheater reduced to accommodate 80 users *(will use great lawn for movies in the park/events)*
- Revised circulation, stronger path connection
- Flex courts expanded and moved to the North of YMCA
- Flex play area reduced and moved to the South of YMCA
- Expanded dog park to estimated 2 acres

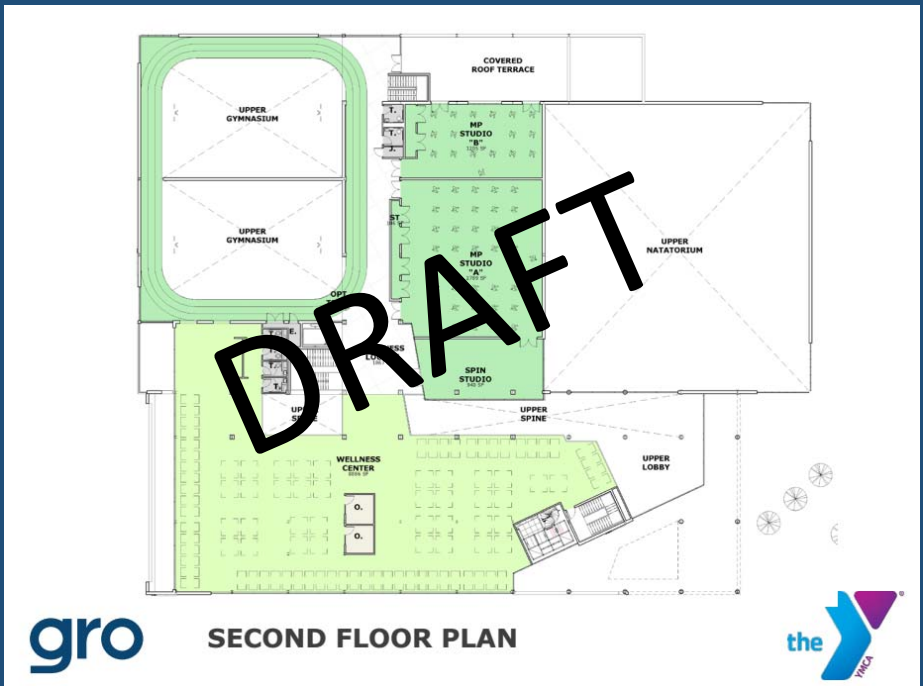


YMCA DESIGN

Preliminary, subject to changes.



PRELIMINARY DESIGN. VISUAL PURPOSES ONLY.
NOT FOR DISTRIBUTION.



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SITE COMPLEXITIES

- Multiple sensitive areas (wetlands, etc), areas the community would like us to preserve
- Located in two different drainage basins-impacts how to deal with surface water
- Complexities involved with converting multiple original properties into one functional site that provides seamless experience
- Managing the expectation to:
 - *Construct a large multipurpose facility and a park*
 - *For two different owners - with two different schedules*
 - *On one site - without mixing public and private resources*



RCO CONVERSION

- Majority of properties that make up Morrill Meadows or East Hill Park were purchased and/or improved using RCO grant funds.
- RCO requires their funding must be used for OUTDOOR recreation in perpetuity. If use of the property changes, an agency can submit an alternative location for consideration that offsets this loss of outdoor recreation, called conversion.
- The footprint the YMCA will be using supports INDOOR recreation and therefore triggers RCO Conversion expectations. This occurs regardless of who owns the property.
- Staff are currently working on this expectation.



DEVELOPMENT COSTS

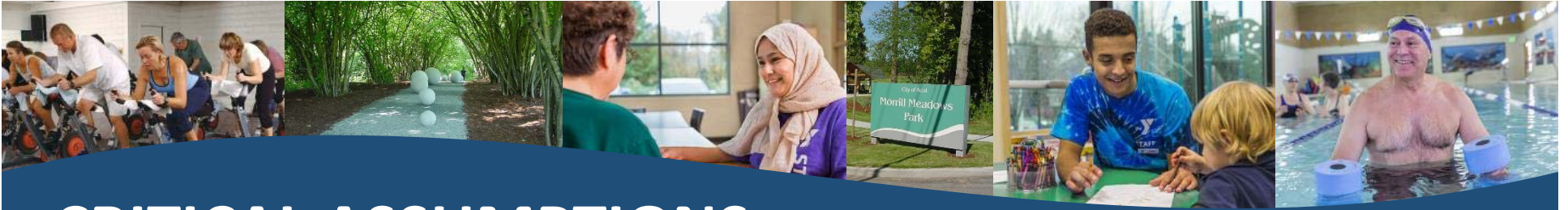
- YMCA Project Budget/Target = \$24,680,000 est.
 - *Facility and some site infrastructure*
 - *Received 66% of target to date (goal to be at 89% raised by Dec 2017)*
 - *Leveraging over \$20 million in private philanthropy*
- Morrill Meadows/East Hill Project Budget/Target = \$5,000,000 est.
 - *Park and infrastructure improvements, including parking lot*
 - *Funding sources: Department of Commerce Grant, Parks Capital*
 - *Budget does not include RCO conversion costs*
 - *Current \$3,000,000 ask into Legislature for capital*
 - *Received 40% of target to date*



TIMELINE

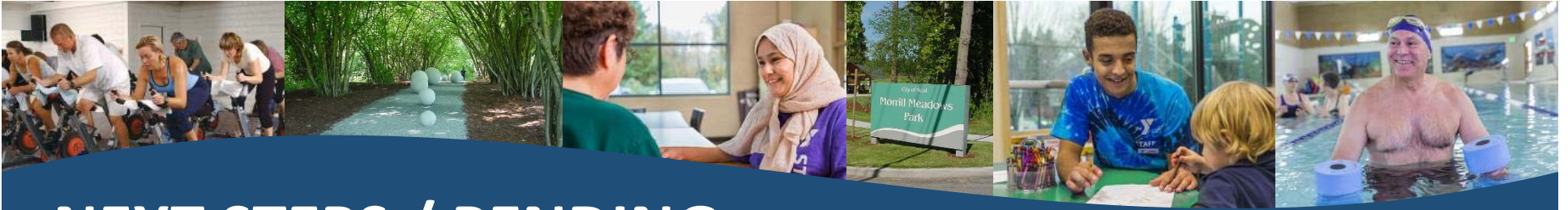
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- Designs/Construction Drawings Finalized _____ Spring 2018
- Ground Breaking/Construction Start _____ Spring/Summer 2018
- Construction _____ 12 Month Construction Period
with 2 Phases
- YMCA Project Completion _____ Summer 2019
- Morrill Meadows Project Completion _____ Summer 2020



CRITICAL ASSUMPTIONS

- Ability for both the City of Kent and the YMCA to achieve their funding raising or funding goals? Adjustments in end product could be impacted.
- Will the City be able to work through RCO Conversion expectations? Viable options or costs to achieve?
- Ability to meet deadlines. Delays in permitting, conflicts or delays between YMCA and City contractors/consultants, etc. could impact timelines.



NEXT STEPS / PENDING

- Development agreement outlining construction approach, phasing, site management, funding clarifications, etc.
- Continued City discussion of 248th corridor and frontage improvements
- YMCA facility footprint and property ownership
- RCO (Wa State Recreation Conservation Office) Conversion
- Continued coordination on programming framework collectively with YMCA and Kent Recreation staff
- Continued focus on fund raising efforts. Kent Parks Foundation is working directly with YMCA
- Development of long term operating agreement YMCA/Kent
- Long term agreement for shared parking spaces with Kent United Methodist Church
- Design and construction contracts awarded, then implemented
- Construction of the site(s)



PROJECT OUTCOMES

- Residents will have a premier indoor/outdoor recreation experience that serves an additional 22,000+ residents annually
- Residents will have increased opportunities to experience and appreciate nature and to engage in physical activities and other enrichment programs regardless of income level, ethnicity, gender, ability, or age
- Residents will have improved, high quality aquatic opportunities
- Residents will have a new location to gather for social events, recreational activities and meetings about community issues, increasing social interaction and connectivity



QUESTIONS / CONTACTS

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